



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>TH</sup> AVENUE NE, P.O. BOX 90012  
BELLEVUE, WA 98009-9012

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 17-106408 LM

Project Name/Address: St. Luke Lutheran Development  
3030 Bellevue Way, Bellevue, WA

Planner: Toni Pratt

Phone Number: (425) 452-5374

**Minimum Comment Period Ends: March 30, 2017**

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☐ Plans
- ☐ Other:

*Loni Platt*

**ENVIRONMENTAL CHECKLIST**

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

**INTRODUCTION**

**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

**Instructions for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

**Use of a Checklist for Nonproject Proposals:** *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

**Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.**

*Revised*

### BACKGROUND INFORMATION

Property Owner: St. Luke's Lutheran Church

Proponent: Anne Bly - President Board of Trustees - St. Lukes Lutheran

Contact Person: Demian Minjarez - SMR Architects

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 117 S. Main St. Suite 400 - Seattle, WA 98104

Phone: 206-316-2702

Proposal Title: Red Vines 1 - St. Lukes Lutheran Development

Proposal Location:

(Street address and nearest cross street or intersection) Provide a legal description if available.

Street Address: 3030 Bellevue Way NE - Bellevue, WA 98004

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: This is a land use proposal with critical areas identified. The proposal is to construct a multi-family building adjacent to an existing church.

2. Acreage of site: 4.3 Acres.

3. Number of dwelling units/buildings to be demolished: 1 building

4. Number of dwelling units/buildings to be constructed: 63 units.

5. Square footage of buildings to be demolished: 483 SF footprint

6. Square footage of buildings to be constructed: 12,497 SF footprint.

7. Quantity of earth movement (in cubic yards): 2100 CY.

8. Proposed land use: Multifamily housing and Religious Facility.

9. Design features, including building height, number of stories and proposed exterior materials:

5-stories, 46 feet building height, fiber cement siding and concrete exterior materials.

10. Other



Estimated date of completion of the proposal or timing of phasing:

December 2018.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No related additions or expansion related to this proposal

ADP

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A Critical area report was conducted and has identified a stream location outside the eastern boundary of the property and critical slopes and erosion areas in the eastern portion of the property.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

None.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

*Completed*  
☒ Comprehensive Plan Amendment, Rezone. ☒ Building permit, Critical Area Land Use and Land Use permits, Clear and Grade and Utility permits will be required

Please provide one or more of the following exhibits, if applicable to your proposal.  
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development  
Preliminary plat map

☒ Clearing & Grading Permit  
Plan of existing and proposed grading  
Development plans

☒ Building Permit (or Design Review)  
Site plan  
Clearing & grading plan

☐ Shoreline Management Permit  
Site plan

## A. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site: ☒ Flat ☐ Rolling ☐ Hilly ☒ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)? Approximately 43%.

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Unknown soil classification - no potential prime farmland.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are critical areas that exist along the east boundary of the site adjacent to a stream. Steep slopes and erosion are identified.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

There will be cuts related to proposed basement parking. The footprint will be located where existing open parking and paving exists. Fill will occur where a building is removed and replaced with an open space courtyard.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No erosion to occur. Construction TESC controls and clearing to occur where current development exists.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

2% impervious surface to be covered by this proposal. This percentage does not include impervious developed surfaces that exist.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Temporary Erosion and Sediment Control will occur during construction as required by jurisdictional code requirements.

## 2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During construction there is a potential for dust during grading and automobile emissions during site deliveries.

After construction, there is potential for a cycle of automobiles entering and exiting the site for residential use.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Unknown.

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

It is expected for building management to encourage the use of local transit facilities in lieu of the use of a private vehicle.

*During dry weather, water the site as necessary*

## 3. WATER

- a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

A stream exists outside the property boundaries along the east boundary line. The stream is part of the Yarrow Creek Basin and flows to Lake Washington.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

A portion of the proposed work is within 200 feet of an existing stream. Plans attached.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None proposed.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

An existing surface water detention pond exists. It is expected that the small addition of impermeable surface as related to the existing will not be significant enough to require new surface water withdrawal or diversion.

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Not applicable.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No waste materials proposed to discharge to surface waters.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No proposal to discharge to or draw from ground water.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste discharge to be proposed to septic tank or on-site sources.

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

An existing detention pond exists to collect water runoff and flows to the existing stream.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

Not Applicable.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

It will be proposed to control surface water flow to the detention pond by surrounding the eastern portion of the building site with permeable surfaces. Furthermore, the net addition of impermeable surfaces will be approximately 0 SF (balance of impermeable removed and impermeable added to a 4.3 acre site).

#### 4. Plants

a. Check or circle types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Specific domestic non-native landscaping islands of shrubs and lawn areas of approximately 3700 SF.

c. List threatened or endangered species known to be on or near the site.

Unknown.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Approximately 15,000 SF of landscaping proposed will be 90% native species.

#### 5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- ☒ Birds: hawk, heron, eagle, songbirds, other:
- ☐ Mammals: deer, bear, elk, beaver, other:
- ☐ Fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.

Unknown.

- c. Is the site part of a migration route? If so, explain.

Unknown.

- d. Proposed measures to preserve or enhance wildlife, if any:

Addition of native plant species as appropriate with site environment.

## 6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

Natural gas and electric for common area heating, lighting and residential use.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

None observed to be affected.

- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

High efficiency boiler systems for water. North-South building orientation to allow for solar exposure to the overall site amenities



## 7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

None known.

- (1) Describe special emergency services that might be required.

Fire egress and communication services will be coordinated for building access.

- (2) Proposed measures to reduce or control environmental health hazards, if any.

Permeable landscape buffers proposed to control runoff to stream system.

Identify, control and minimize the amount of building material chemicals that are known to emit into the surrounding interior and exterior environments.



b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

Traffic noise known.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise related to traffic and construction operations will be created and controlled by related departments in control of construction permitting.

- (3) Proposed measures to reduce or control noise impacts, if any:

Schedule deliveries and control construction equipment use to be within the jurisdictions restrictions on hours of operation.

**8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties?

The existing use is a religious facility programs and homeless shelter services.

- b. Has the site been used for agriculture? If so, describe.

None known.

- c. Describe any structures on the site.

Church Facility- Sanctuary, Offices, Meeting space and Day Use Shelter for homeless women. All church facilities will remain.

- d. Will any structures be demolished? If so, what?

Two existing tool/equipment sheds.

- e. What is the current zoning classification of the site?

R20 - Multi-Family residential.

- f. What is the current comprehensive plan designation of the site?

Low density single family residential - City of Bellevue term - ~~Single Family Medium~~ *mf-m*

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

A part of the site is designated a critical area adjacent to the existing stream and erosion hazard slopes

- i. Approximately how many people would reside or work in the completed project?

Approximately 4 persons as housing staff.

- j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

A Comprehensive plan amendment and rezone recently approved that matches neighboring zoning. The proposal for a density of housing is compatible with the existing transit infrastructure and surrounding housing development.

## 9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

63 units - low to middle income housing proposed.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

This proposal increases housing opportunity within a developed area and is an infill site that matches the density of surrounding sites.

## 10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Approximately 54' for elevator overrun.

b. What views in the immediate vicinity would be altered or obstructed?

It is possible that views will be altered toward the stream basin from north and south adjacent properties.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Buildings orientation and layout will enclose parking and propose an addition of native landscaping around the building perimeter where appropriate. Landscape courtyards will be developed to integrate with existing impermeable surface areas open the center of the site to increase solar exposure. Facade material and bays will vary to visually break the appearance of building mass.

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Downlighting will occur at the base of the building from dusk to dawn where entries and courtyards are proposed.

~~Lighting is proposed for safe access to building entries and courtyards~~

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable.

- c. What existing off-site sources of light or glare may affect your proposal?

None.

- d. Proposed measures to reduce or control light or glare impacts, if any:

Downlighting with automatic on/off sensor switching that is coordinated with daylight.

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Two city parks are within a walkable distance.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

Not applicable.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Large garden courtyards and open space proposed to encourage recreational and/or places of respite.

## 13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

Not applicable.

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

No evidence of known significance.

- c. Proposed measures to reduce or control impacts, if any:

Not applicable.

## 14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Bellevue Way NE main arterial and Washington State Hwy 520

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Served by metropolitan bus service.

- c. How many parking spaces would be completed project have? How many would the project eliminate?

118 parking spaces proposed. It is known that the proposed parking capacity will accomodate the development.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

None proposed.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not applicable.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Not known.

- g. Proposed measures to reduce or control transportation impacts, if any:

Encourage housing tenant to utilize local and regional access to transportation. The existing bus stop leads to regional access to public transit.

#### 15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The proposal will increase the need for public services as it applies to the addition of housing for families.

- b. Proposed measures to reduce or control direct impacts on public services, if any:

Fire sprinkler protection to be proposed on all additions.

#### 16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

All utilities described currently exist, excluding septic system.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

City of Bellevue jurisdictional services are to serve the addition of housing. Construction activities will be retained on site.

#### Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature.....



.....Date Submitted.....

3/07/17



